

MEMORANDUM AND ORDER

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of April, 1988 that side yard setbacks of 40 feet in lieu of the requested 35 feet and required 50 feet be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, in part, and subject to the following restrictions:

Description of Property

Beginning on the North West side of Harmony Woods Road, 215' North East of center line of Shadywoods Court, being known as Lot # 19 as shown on the Plat entitled " Plat Two, THE WOODS ", which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr.. No. 49 folio 97; the Improvements thereon being known as No. 2126 Harmony Woods Road.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:b1s

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner _____ Date _____
 Agency of Planning and Zoning _____
 County Office Building _____
 Townson, Maryland 21204 _____
 Zoning Item # 2352 Zoning Advisory Committee Meeting of January 30, 1988
 Property Owner: Clifford J. Kroski et al
 Location: NW 1/4 Sec 16, 21st NE 1/4, 1st District
 Water Supply private Sewage Disposal private
 COMMENTS: AS REQUIRED

COMMENTS ARE AS FOLLOWS:

- () For any existing or proposed building permit for construction, renovation and/or installation of equipment or for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint pits, underground gasoline storage tanks/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any chancelotron installation which has a total cooking surface area of five (5) square feet or more.
- () Prior to applying for a Building Permit, Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Health and Sanitation Division, Bureau of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, changing room, shower and sewerage facilities or other appearances, applications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to raising of existing structure/s, petitioner must contact the Division of Waste Management at 494-3908 regarding removal and disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management at 494-3775 regarding removal of asbestos. 494-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have tanks removed by a licensed hauler and tank removed from the property or properly backfilled.
- () Prior removal or abandonment of owner must contact the Division of Waste Management at 494-3908.
- () Soil percolation tests, have been X must be conducted.
- (X) The results are valid until 12/26/84 179.
- () Soil percolation tests were performed and applicant must contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test (X) shall be valid until 12/26/84.
- (X) is not acceptable and must be repeated. This must be accomplished prior to conveyance of the property for approval of Building Permit Applications.
- () Prior to occupancy approval, the availability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Impact Report must be submitted.
- (X) Others Mobile organic analysis of water supply will be required prior to occupancy because of the water carbon filter
is required for all new food well supplies. The owner states
that they are aware of previous contaminant problem
and are also aware that contamination problem may
re-occur.

Karen M. Murray
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

April 20, 1988

Mr. & Mrs. Clifford J. Kroski, Jr.
13110 Patuxent Road
Baltimore, Maryland 21220

RE: Petition for Zoning Variance
NW/3 Harmony Woods Road, 215' NE of Shadywoods Court
(2126 Harmony Woods Road)
8th Election District; 3rd Councilmanic District
Case No. 88-404-A

Dear Mr. & Mrs. Kroski:

Enclosed please find the decision rendered in the above-referenced case. The Petition for Zoning Variance has been Granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

JKH:bjs

cc: People's Counsel

File

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District. S. 5th Date of Posting 11/23/62

Posted for: Barucha

Petitioner: Clifford J. Kreber, et al

Location of property: 4115 Army Medical Bldg, 2nd fl. S. 4th St.

County: 6326 Army Medical Bldg

Location of Signs: 4115 Army Medical Bldg in front of lot # 19

Remarks:

Posted by: S. J. Barata Date of return: April 1, 1963

Signature

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 24, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in the OWINGS MILLS TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 24, 1988

OWINGS MILLS TIMES.

Arman Vardanian Direct
Publisher

[illegible]

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3 to permit side yard setbacks of 35 feet in lieu of the required 50 feet

The lot with its existing sideline setbacks will not allow the width of the house to conform with existing homes in "The Woods" development. The lot is narrower in the front and widens as it goes back. We are asking to be allowed to change the sideline setbacks from 50' to 35'.

Property is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Clifford J. Kronki Jr.
(Type or Print Name)

Signature

Address

(Type or Print Name)

City and State

Attorney for Petitioner:

13110 Patuxent Road (301) 335-8081
(Type or Print Name)

Address Phone No.

Baltimore, Md. 21220

Signature

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

(Same as above)

City and State

Name

Address Phone No.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 47450

DATE 4/13/24 ACCOUNT 91615

AMOUNT \$ 35.00

RECEIVED FROM Msgr. J. J. [illegible]

County, this 13th day of April, 1924

Attest:

Comptroller

Commissioner of Baltimore County

Notary Public

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 24 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 24, 1988.

THE JEFFERSONIAN.

Heavenly Bodies & Earth
Publisher

[illegible]

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Date: 4-6-88

Mr. & Mrs. Clifford J. Kroski, Jr.
13110 Patuxent Road
Baltimore, Maryland 21220

Re: Petition for Zoning Variance
Case number: 88-404-A
M/S Hamory Woods Road, 215' NE Shadywoods Court
(2126 Hamory Woods Road)
8th Election District - 3rd Councilmatic District
Petitioner(s): Clifford J. Kroski, et ux
HEARING SCHEDULED: THURSDAY, APRIL 14, 1988 at 11:00 a.m.

Dear Mr. & Mrs. Kroski:

Please be advised that \$82.45 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 50582
Sign Post Rd.

DATE: 4-14-88 ACCOUNT: R-01-615-000
ck# 322

AMOUNT: \$ 82.45

RECEIVED FROM: Clifford J. Kroski

FOR: Petition for Zoning Variance 4/14/88 Hearing

VALIDATION OR SIGNATURE OF CASHIER
88-404-A

and post set(s), there for each set not

J. Robert Haines

Director of Planning & Zoning

Director of Planning & Zoning

Director of Planning & Zoning

Director of Planning & Zoning

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

FEB 26 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
Case number: 88-404-A
M/S Hamory Woods Road, 215' NE Shadywoods Court
(2126 Hamory Woods Road)
8th Election District - 3rd Councilmatic District
Petitioner(s): Clifford J. Kroski, et ux
HEARING SCHEDULED: THURSDAY, APRIL 14, 1988 at 11:00 a.m.

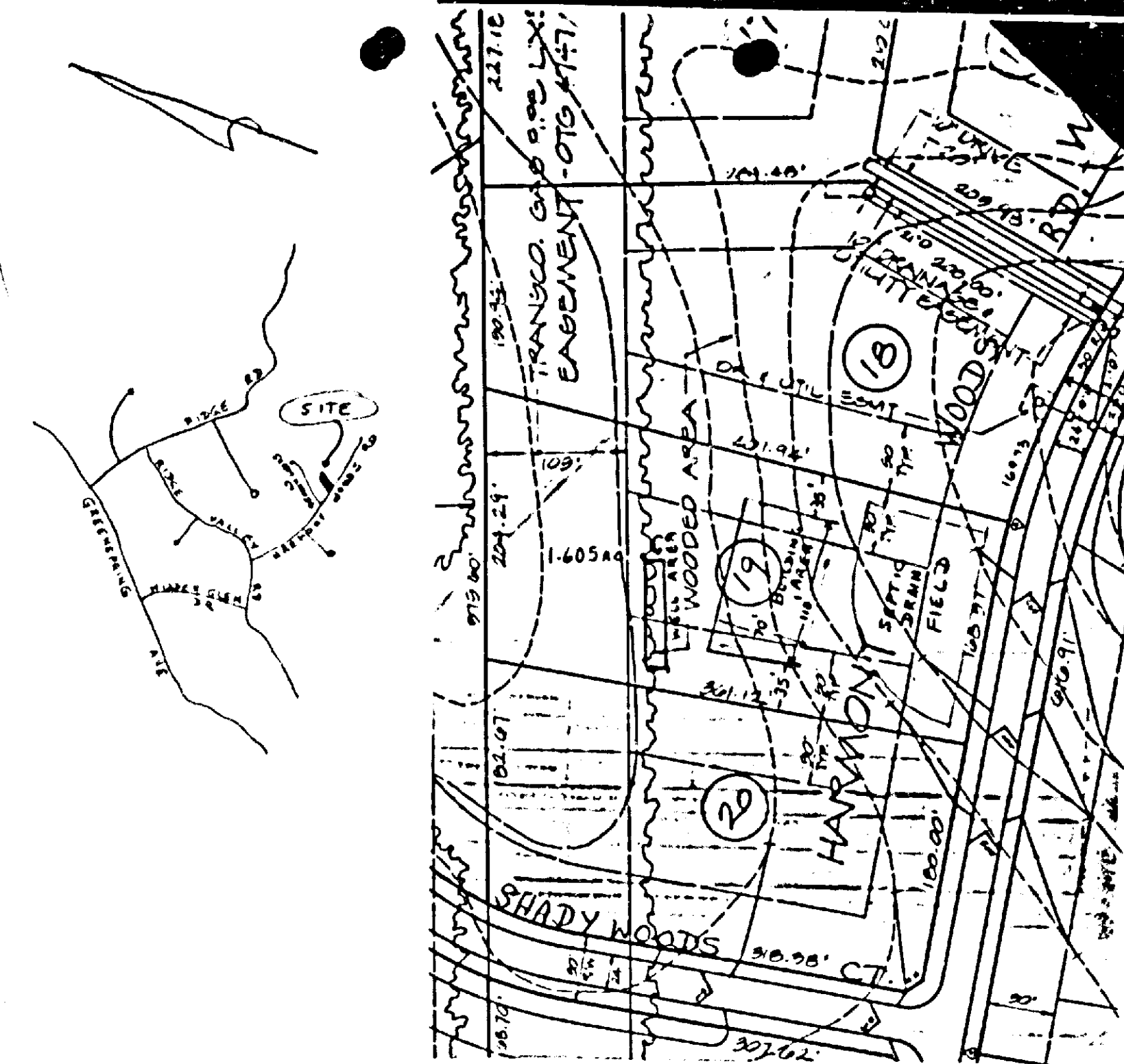
Variance to permit side yard setbacks of 35 feet in lieu of the required 50 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

Zoning Commissioner of
Baltimore County

cc: File



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
LOT 19 - PLAT TWO "THE WOODS" ENK, JR No 49, FOLIO 97
RCS ZONE 8TH ELECTION DISTRICT

1" = 100'

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner Date: March 24, 1988

FROM: P. David Fields, Director of Planning and Zoning
Zoning Petition Nos. 88-400-A, 88-402-A, 88-403-A, 88-404-A, 88-405-A, 88-406-A, 88-407-A
SUBJECT: 88-402-A, 88-403-A, 88-404-A, 88-405-A, 88-406-A, 88-407-A

There are no comprehensive planning factors requiring comment on this petition.

P. David Fields per J. Haines
P. David Fields
Director

PDF:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

cc: Clifford J. Kroski, Jr., et ux
4-6-88/JS

RECEIVED
APR 4 1988
ZONING OFFICE

CPS-C08

88-404-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
1st day of February, 1988

J. Robert Haines
Zoning Commissioner

Petitioner: Clifford J. Kroski, et ux
Petitioner's Attorney: James E. Dyer, Chairman, Zoning Plans Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Heinke
Chief

January 20, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Clifford J. Kroski, et ux
Location: M/S Hamory Woods Road, 215' NE Shadywoods Court
Item No.: 252 Zoning Agenda: Meeting of 1/26/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Special Inspection Division Fire Prevention Bureau

/s/

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3334

February 12, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 247, 248, 250, 251, 252, 253, 254, 255 and 256.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF/jml-b

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
April 5, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Clifford J. Kroski, Jr.
13110 Patuxent Road
Baltimore, Maryland 21220

Item No. 252 - Case No. 88-404-A
Petitioner: Clifford J. Kroski, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Kroski:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:rcr

Enclosures